



Lincoln Police Department
Thomas K. Casady, Chief of Police
575 South 10th Street
Lincoln, Nebraska 68508

402-441-7204
fax: 402-441-8492



MAYOR COLEEN J. SENG

www.ci.lincoln.ne.us

March 17, 2006

Mayor Seng and City Council
City of Lincoln
City County Building
Lincoln, NE

Mayor Seng and Members of the City Council:

An investigation has been made regarding the application of Little Saigon, 940 North 26th Street requesting a class D liquor license.

Little Saigon previously held a class C liquor license, which they allowed to expire.

Thuy Nguyen, owner will be the manager of the new liquor license. Background information on Mrs. Nguyen will be omitted as the Council approved her for the expired class C liquor license.

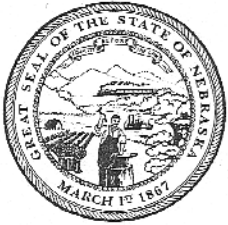
If this application is approved, it should be with the understanding that it conforms to all the rules and regulations of Lincoln, Lancaster County and the State of Nebraska.

THOMAS K. CASADY, Chief of Police



A nationally accredited law enforcement agency





FILED

PH: 4/10/06
STATE OF NEBRASKA

Dave Heineman
Governor

MAR 15 2006

CITY CLERK'S OFFICE
LINCOLN, NEBRASKA

NEBRASKA LIQUOR CONTROL COMMISSION
Hobert B. Rupe
Executive Director
301 Centennial Mall South, 5th Floor
P.O. Box 95046
Lincoln, Nebraska 68509-5046
Phone (402) 471-2571
Fax (402) 471-2814
TRS USER 800 833-7352 (TTY)
web address: <http://www.lcc.ne.gov/>

March 15, 2006

A6-026208
27

Lincoln City Clerk
555 So. 10th Street
Lincoln, NE 68508

RE: Application for Class D License for Nguyen, Thuy T. DBA Little Saigon

Dear Local Governing Body:

940 No. 26th St.

Attached is the form to be used on all retail liquor license applications. Local clerks must collect proper license fees and occupation tax per ordinance, if any, before delivering the license at time of issuance.

TWO KEY TIME FRAMES TO KEEP IN MIND ARE:

- 1) Publicize one time no less than 7 days, and no more than 14 days prior to date of hearing.
- 2) You have 45 days to conduct a hearing after the date of receipt of the notice from this Commission (§53-134). You may choose **NOT** to make a recommendation of approval or denial to our Commission.

PER §53-133, THE LIQUOR CONTROL COMMISSION SHALL SET FOR HEARING ANY APPLICATION WHEREIN:

- 1) There is a recommendation of denial from the local governing body.
- 2) A citizens protest; or
- 3) Statutory problems that the Commission discovers.

PLEASE NOTE...A LICENSEE MUST BE PROPERLY LICENSED IN ORDER TO PURCHASE FROM WHOLESALERS; AND, A LICENSE IS EFFECTIVE:

- 1) Upon payment of the license fees;
- 2) Physical possession of the license;
- 3) Effective date on the license.

Sincerely,

NEBRASKA LIQUOR CONTROL COMMISSION

Katie Lanning
Licensing Division

Encl: Rhonda R. Flower
Commissioner

Bob Logsdon
Chairman

R.L. (Dick) Coyne
Commissioner

Locals
Class D-71931
K

LICENSE APPLICATION CHECKLIST

RECEIVED

Applicant Name NGUYEN THUY THI Telephone # 402 354367
13 2006

Trade Name LITTLE SAIGON Previous Trade Name NEBRASKA LIQUOR CONTROL COMMISSION

Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. All applications & attachments must be submitted in triplicate. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the state.

REQUIRED ATTACHMENTS

Each item must be checked off and included or marked N/A for not applicable.

- V 1. Fingerprint cards for each person (two cards per person) must be enclosed with a separate check payable to the Nebraska State Patrol for processing in the amount of \$33.00 per person. All areas must be completed on cards as per brochure.
2. Enclose registration fee for the appropriate class of license, made out to the Nebraska Liquor Control Commission.
3. Enclose the appropriate application forms; Individual License – Form 1; Partnership License – Form 2; Corporate/LLC License – Form 3 and manager application (with corporate application only). LLC application must include all members.
4. If building is being leased send a copy of the lease. Be sure it is in the individual(s) or corporate name being applied for. Also, the lease must extend through the license year being applied for. If building is owned, send a copy of the deed or purchase agreement in the appropriate name.
- N/A 5. If you are buying the business of a current licensee, provide a copy of the purchase agreement from licensee. This also needs to be in applicants name.
- N/A 6. Enclose a copy of the Temporary Agency Agreement, if applicable. Must be on Commission forms only. Include a copy of the signature card from the bank showing both the sellers and buyers name(s) on account.
- N/A 7. Copy of alcohol inventory being purchased. Inventory shall include brand names and container sizes. Inventory may be taken at the time application is being submitted.

APPLICATION FOR LIQUOR LICENSE

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.nol.org/home/NLCC/

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MAY 13 2006

NEBRASKA LIQUOR
CONTROL COMMISSION

OFFICE USE ONLY

CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES CHECK DESIRED CLASS(S)

RETAIL LICENSE(S)

- | | | | |
|-------------------------------------|---|---|---------|
| <input type="checkbox"/> | A | Beer, On Sale Only | \$45.00 |
| <input type="checkbox"/> | B | Beer, Off Sale Only | \$45.00 |
| <input type="checkbox"/> | C | Beer, Wine & Distilled Spirits, On & Off Sale | \$45.00 |
| <input checked="" type="checkbox"/> | D | Beer, Wine & Distilled Spirits, Off Sale Only | \$45.00 |
| <input type="checkbox"/> | I | Beer, Wine & Distilled Spirits, On Sale Only | \$45.00 |

Class K Catering license may be added to any of these classes with an additional fee of \$100.00 and filing form 35-4202

MISCELLANEOUS

- | | | | Bond |
|--------------------------|---|--|----------------------|
| <input type="checkbox"/> | L | Craft Brewery (Brew Pub) | \$295.00 1,000 min. |
| <input type="checkbox"/> | O | Boat | \$ 95.00 N/A |
| <input type="checkbox"/> | V | Manufacturer, Beer, Wine & Distilled Spirits
(additional fee of \$100 to \$1,000-call for exact amount) | \$ 45.00 10,000 min. |
| <input type="checkbox"/> | W | Wholesale Beer | |
| <input type="checkbox"/> | X | Wholesale Liquor | \$545.00 5,000 |
| <input type="checkbox"/> | Y | Farm Winery | \$795.00 5,000 |
| | | | \$295.00 1,000 |

All Class C licenses expire October 31st

All other licenses expire April 30th

Catering expire same as underlying retail license

TYPE OF APPLICATION BEING APPLIED FOR (CHECK ONE)

- ☒ Individual License, requires insert form 1
☐ Partnership License, requires insert form 2
☐ Corporate License, requires insert form 3a and manager application 3b

NAME OF PERSON OR FIRM ASSISTING WITH APPLICATION

(Commission will call this person with any questions we may have)

Name: _____ Phone: _____

Firm Name: _____

Firm address: _____

APPLICANT INFORMATION

1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Has anyone who is a party to this application, or their spouse, **EVER** been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

- ☐ Yes If yes, please explain below or attach a separate page.
☒ No

2. Are you buying the business and/or assets of a licensee? If yes, submit a copy of the sales agreement with a listing of assets being acquired including liquor inventory (name brand and container size required). Liquor Inventory may be taken at time of application being submitted.

- ☐ Yes
Current business name and license number _____
☒ No

3. Are you filing a temporary agency agreement, Commission form 4231, whereby current licensee allows you to operate on their license. If yes, attach agreement. **Please note:** This agreement is not effective until Commissions assigns you a 3-digit ID number.

- ☒ Yes
☐ No

4. Are you borrowing any money from any source to establish and/or operate the business? If yes, list the lender.

- ☐ Yes _____
☒ No _____

12. List the person who will be the on site supervisor of the business and the estimated number of hours per week such person or manager will be on the premises supervising operations.

NGUYEN THUY T

60+ / WEEK

13. List the training or experience (when and where) of the person listed in #12 above in connection with selling and/or serving alcohol products.

APRX. 8 YRS OF EXPERIENCE AT THIS LOCATION

THUY T. NGUYEN

14. If the property for which this license is sought is owned, submit a copy of the deed, or proof of ownership. If leased, submit a copy of the lease covering the entire license year. Documents must show title or lease held in name of applicant as owner or lessee in the individual(s) or corporate name for which the application is being filed.

☐

Lease: expiration date

☒

Deed

☒

Purchase Agreement

15. When do you intend to open for business? IMMEDIATELY

16. What will be the main nature of business? What are the anticipated hours of operation? GROCERY STORE

17. List the principal residence(s) for the past 10 years for all persons required to sign application, including spouses. If necessary attach a separate sheet.

Applicant Name	From: Year	To: Year	City/State
2020 INDI GO CT. LINCOLN, NE.	1999	CURRENT	LINCOLN, NE
2616 "W" ST.	1995	1999	LINCOLN, NE

The undersigned applicant(s) hereby consent(s) to a background investigation and release present & future records of every kind and description including police records, tax records (State and Federal), bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance

**APPLICATION FOR LIQUOR LICENSE
INDIVIDUAL INSERT - FORM 1**

NEBRASKA LIQUOR CONTROL COMMISSION
301 CENTENNIAL MALL SOUTH
PO BOX 95046
LINCOLN, NE 68509-5046
PHONE: (402) 471-2571
FAX: (402) 471-2814
Website: www.nol.org/home/NLCC/

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**NEBRASKA LIQUOR
CONTROL COMMISSION**

Name of Applicant:

Last Name NGUYEN

First Name THUY MI T.

Home Address 2020 INDIGO CT. City LINCOLN, NE.

Home Telephone Number 402-435-3817 Zip Code: 68521

Drivers License Number _____ State NE.

Are you married? ☒ Yes ☐ No If yes, complete the following:

Spouses Names (Last, First, Middle) NGUYEN THE HUNG

Social Security Number _____ Date of Birth _____

Drivers License Number _____ State NE

****Applicant**

Social Security Number: _____

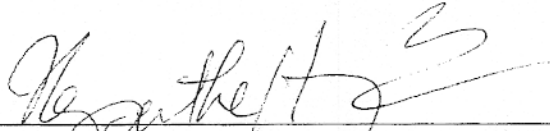
Date of Birth: _____

NEBRASKA LIQUOR CONTROL COMMISSION
AFFIDAVIT OF NON PARTICIPATION

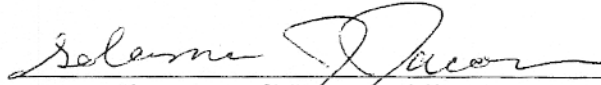
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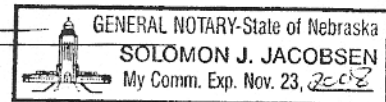
MAR 13 2006

The undersigned individual acknowledges that he/she will have no interest, directly or indirectly, in the operation or profit of the business, as prescribed in Section 49-125(13) of the Liquor Control Act. Such individual shall not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent themselves as owner or in any way participate in the day to day operations in any capacity. The undersigned individual will also be waived of filing fingerprint cards, however, will be required to disclose any violation(s) on all applications and sign all necessary documents.

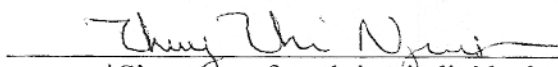

Signature of Spouse Asking to be Waived

SUBSCRIBED in my presence and sworn to before me this 12 7 day
of MARCH, 2006.

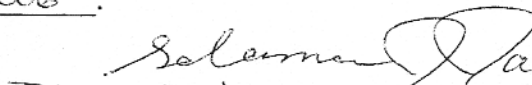
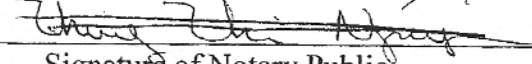

Signature of Notary Public

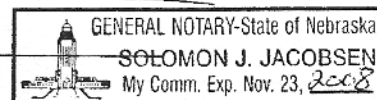


The applying individual, whose spouse is requesting to be waived, understands that he/she is responsible for compliance with the conditions set out above, and that if such terms are violated, the Commission may cancel or revoke the license.

 THUY T. NGUYEN
*Signature of applying individual (spouse of individual listed above) Print name of applying individual

SUBSCRIBED in my presence and sworn to before me this 7 day
of MARCH, 2006.



Signature of Notary Public

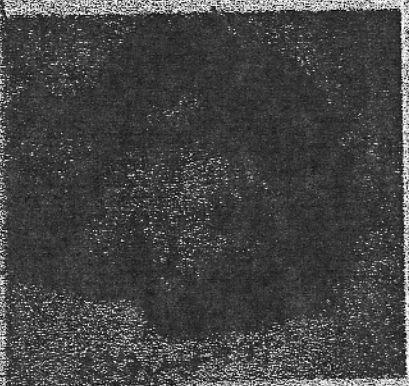


*spouse of individual listed above is the individual required to sign bottom portion of affidavit

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 13 2 8
 NEBRASKA LIQUOR
 CONTROL COMMISSION

Place of birth: 9, 1967
 Place of birth: 9, 1967

Sex: Female
 Height: 5 feet 4 inches
 Marital status: Married
 Country of former nationality: Vietnam



No. 22044448

Registration No. A25 083 811

I certify that the description given is true and that the photograph affixed hereto is a likeness of me.

THUY THI NGUYEN
 (Complete and true signature of holder)

Be it known that, pursuant to an application filed with the Attorney General

at Omaha, Nebraska

The Attorney General having found that:

THUY THI NGUYEN

here residing in the United States, intends to reside in the United States when so required by the Naturalization laws of the United States, and had in all other respects complied with the applicable provisions of such naturalization laws and was entitled to be admitted to citizenship, such person having taken the oath of allegiance in ceremony conducted by the United States District Court for the District of Nebraska

at Lincoln, Nebraska

on SEP 2 1966

that such person is admitted as a citizen of the United States of America.

David Harrison
 Commissioner of Immigration and Naturalization

IT IS HEREBY CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN FURNISHED TO THE NEBRASKA LIQUOR CONTROL COMMISSION.

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NEBRASKA
CONTROL COMMISSION

DEPARTMENT OF COMMERCE



DEPARTMENT OF COMMERCE

No. 22044448

Registration No. A25 083 811

Personal description of holder
as of date of naturalization:

Date of birth: May 9, 1967

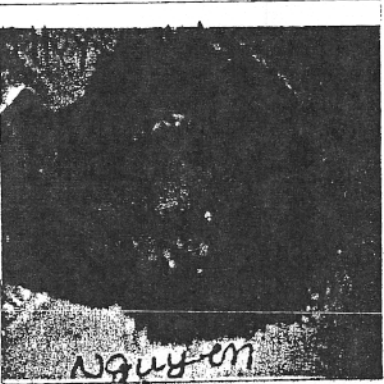
Sex: Female

Height: 5 feet 4 inches

Marital status: Married

Country of former nationality:

Vietnam



I certify that the description given is true, and that the photograph affixed
hereto is a likeness of me.

THUY THI NGUYEN

(Complete and true signature of holder)

Be it known that, pursuant to an application filed with the Attorney General

at: Omaha, Nebraska

The Attorney General having found that:

THUY THI NGUYEN



there residing in the United States, intends to reside in the United States when so
required by the Naturalization Laws of the United States, and had in all other
respects complied with the applicable provisions of such naturalization laws and was
entitled to be admitted to citizenship, such person having taken the oath of allegiance
in a ceremony conducted by the United States District Court for the
District of Nebraska

at: Lincoln, Nebraska

on: SEP - 8 1995

that such person is admitted as a citizen of the United States of America.

IT IS PUNISHABLE BY U. S. LAW TO COPY,
PRINT OR PHOTOGRAPH THIS CERTIFICATE,
WITHOUT LAWFUL AUTHORITY.

David Meisner
Commissioner of Immigration and Naturalization

County, Neb.

Huffman and Felton & Wolf, Walton, Ne. 68401

105-A—Corporation Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That JAS ENTERPRISES, INC.,

a corporation organized and existing under and by virtue of the laws of the State of NEBRASKA

in consideration of One Dollar (\$1.00) and other good and valuable consideration

received from grantees, does grant, bargain, sell convey and confirm unto Hung T. Nguyen and Thuy Le, husband and wife, as joint tenants with rights of survivorship, herein called the grantee whether one or more, the following described real property in

Lancaster County, Nebraska

Lots 3 and 4, Block 8, Tresters Addition, City of Lincoln, together with the West One-Half of Vacated Alley adjacent thereto on the East.

RECEIVED

MAR 13 2003

NEBRASKA LIQUOR COMMISSION

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the grantee and to grantee's heirs and assigns forever.

And the grantor for itself and its successors does hereby covenant with the grantee and with grantee's heirs and assigns that grantor is lawfully seised of said premises; that they are free from encumbrance

except easements, liens and restrictions of record.

that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whosoever.

In witness whereof, grantor has hereunto caused its corporate seal to be affixed and these presents signed by its President.

Dated December 9 19 93 JAS Enterprises, Inc.

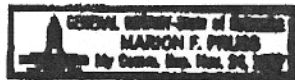
By James A. Sauer, Its President

STATE OF NEBRASKA, County of DOUGLAS

The foregoing instrument was acknowledged before me December 19 1993

by James A. Sauer, President of JAS Enterprises, Inc. (Name and Office) (Name of Corporation)

a Nebraska corporation, on behalf of the corporation.



Signature of Person Taking Acknowledgement

Notary Public Title

STATE OF County ss.

Entered on numerical index and filed for record in the Register of Deeds Office of said County the day of 19 at o'clock and minutes and recorded in Book of at page.

NEBRASKA DOCUMENTARY STAMP TAX

DEC 13 93

306.25

Reg. of Deeds

By Deputy

Return to Kevin Rhodes, Rega Corp, 411 South B, Lincoln 68508

TRAD

LANCASTER COUNTY, NEB. REGISTER OF DEEDS

DEC 13 11 13 AM '93

57936-8

INST. NO 93

57243